



# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513  
Rule 12D-16.002 F.A.C  
Effective 07/19  
Page 1 of 2

1123-69

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 26, 2023
Property description	HOANG KHANG N 900 KENNY DR PENSACOLA, FL 32504 2151 FAIRCHILD ST 03-2461-600 BEG AT NW COR OF LT 93 FIRST ADDITION TO OAKHURST PB 3 P 5 S ALG W LI OF LT 608 41/100 FT TO SW COR (Full legal attached.)	Certificate #	2021 / 1165
		Date certificate issued	06/01/2021

## Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2021/1165	06/01/2021	710.52	35.53	746.05
<b>→ Part 2: Total*</b>				<b>746.05</b>

## Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2022/1285	06/01/2022	721.66	6.25	36.08	763.99
<b>Part 3: Total*</b>					<b>763.99</b>

## Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant <span style="float: right;">(*Total of Parts 2 + 3 above)</span>	1,510.04
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
<b>7. Total Paid (Lines 1-6)</b>	<b>1,885.04</b>

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: *Jennifer N. Cassidy* Escambia, Florida  
 Signature, Tax Collector or Designee Date May 8th, 2023

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

+ \$6.25

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/01/2023</u>	
Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

**Tax Collector (complete Parts 1-4)**

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

**Part 3: Other Certificates Redeemed by Applicant (Other than County)**

**Total.** Add the amounts in Columns 3, 4 and 5

**Part 4: Tax Collector Certified Amounts (Lines 1-7)**

**Line 1,** enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, Interest accrued by tax collector.** Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

**Clerk of Court (complete Part 5)**

**Line 13: Interest** is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

**Line 14:** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

BEG AT NW COR OF LT 93 FIRST ADDITION TO OAKHURST PB 3 P 5 S ALG W LI OF LT 608 41/100 FT TO SW COR OF LT E ALG S LI OF LT 180 FT N ALG E LI OF LT 93 320 FT TO PT ON E LI OF LT W 120 FT TO A PT N 287 75/100 FT TO N LI OF LT W 60 FT TO POB FIRST ADDITION TO OAKHURST PB 3 P 5 OR 7140 P 1053

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300376

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #300  
MIAMI, FL 33126,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
03-2461-600	2021/1165	06-01-2021	BEG AT NW COR OF LT 93 FIRST ADDITION TO OAKHURST PB 3 P 5 S ALG W LI OF LT 608 41/100 FT TO SW COR OF LT E ALG S LI OF LT 180 FT N ALG E LI OF LT 93 320 FT TO PT ON E LI OF LT W 120 FT TO A PT N 287 75/100 FT TO N LI OF LT W 60 FT TO POB FIRST ADDITION TO OAKHURST PB 3 P 5 OR 7140 P 1053

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file  
JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #300  
MIAMI, FL 33126

04-26-2023  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

◀ Nav. Mode  Account  Parcel ID ▶

Printer Friendly Version

General Information		Assessments				
<b>Parcel ID:</b>	3115301000002093	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	032461600	2022	\$36,120	\$0	\$36,120	\$36,120
<b>Owners:</b>	HOANG KHANG N	2021	\$36,120	\$0	\$36,120	\$36,120
<b>Mail:</b>	900 KENNY DR PENSACOLA, FL 32504	2020	\$36,120	\$0	\$36,120	\$35,948
<b>Situs:</b>	2151 FAIRCHILD ST 32504	<b>Disclaimer</b>				
<b>Use Code:</b>	VACANT RESIDENTIAL	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS	<b>File for New Homestead Exemption Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2022 Certified Roll Exemptions
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	None
02/27/2014	7140	1053	\$100	CJ		<b>Legal Description</b> BEG AT NW COR OF LT 93 FIRST ADDITION TO OAKHURST PB 3 P 5 S ALG W LI OF LT 608 41/100 FT TO SW COR OF LT E ALG S LI...
04/1999	4397	526	\$100	OT		
08/1985	2100	482	\$45,000	WD		
02/1977	1942	810	\$25,900	WD		
01/1976	1051	203	\$25,900	WD		
01/1974	805	276	\$22,500	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						
<b>Extra Features</b>						None

**Section**  
Map Id:  
31-1S-30-1

**Approx. Acreage:**  
1.7181

**Zoned:**   
R-1AAA

**Evacuation & Flood Information**  
[Open Report](#)

**Parcel Information**

[View Florida Department of Environmental Protection \(DEP\) Data](#)

**Launch Interactive Map**

Buildings
Images
None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 032461600 Certificate Number: 001165 of 2021**

**Payor: KHANG N HOANG 2031 UNIVERSITY ST PENSACOLA FL 32504 Date 5/10/2023**

Clerk's Check #	1	Clerk's Total	\$503.88
Tax Collector Check #	1	Tax Collector's Total	\$2,089.22
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,670.10</del>

*\$2062.41*

*2,079.41*

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:  
 Deputy Clerk

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**Case # 2021 TD 001165**  
**Redeemed Date 5/10/2023**

**Name KHANG N HOANG 2031 UNIVERSITY ST PENSACOLA FL 32504**

Clerk's Total = TAXDEED	\$503.88	<del>\$503.88</del> \$2062.41
Due Tax Collector = TAXDEED	\$2,089.22	<del>\$2,089.22</del>
Postage = TD2	\$60.00	<del>\$60.00</del>
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

Account: 032461600 Certificate Number: 001165 of 2021

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/1/2023"/>	Redemption Date <input type="text" value="5/9/2023"/>
Months	7	1
Tax Collector	<input type="text" value="\$1,885.04"/>	<input type="text" value="\$1,885.04"/>
Tax Collector Interest	\$197.93	\$28.28
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,089.22	<input type="text" value="\$1,919.57"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$47.88	\$6.84
Total Clerk	\$503.88	<input type="text" value="\$462.84"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,670.10	\$2,399.41
	Repayment Overpayment Refund Amount	\$270.69
Book/Page	<input type="text"/>	<input type="text"/>



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01165**, issued the **1st day of June, A.D., 2021** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**BEG AT NW COR OF LT 93 FIRST ADDITION TO OAKHURST PB 3 P 5 S ALG W LI OF LT 608 41/100 FT TO SW COR OF LT E ALG S LI OF LT 180 FT N ALG E LI OF LT 93 320 FT TO PT ON E LI OF LT W 120 FT TO A PT N 287 75/100 FT TO N LI OF LT W 60 FT TO POB FIRST ADDITION TO OAKHURST PB 3 P 5 OR 7140 P 1053**

**SECTION 31, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 032461600 (1123-69)**

The assessment of the said property under the said certificate issued was in the name of

**KHANG N HOANG**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of November, which is the **1st day of November 2023**.

Dated this 10th day of May 2023.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8975, Page 811, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01165, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 032461600 (1123-69)

DESCRIPTION OF PROPERTY:

BEG AT NW COR OF LT 93 FIRST ADDITION TO OAKHURST PB 3 P 5 S ALG W LI OF LT 608  
41/100 FT TO SW COR OF LT E ALG S LI OF LT 180 FT N ALG E LI OF LT 93 320 FT TO PT ON E  
LI OF LT W 120 FT TO A PT N 287 75/100 FT TO N LI OF LT W 60 FT TO POB FIRST ADDITION  
TO OAKHURST PB 3 P 5 OR 7140 P 1053

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: KHANG N HOANG

Dated this 10th day of May 2023.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 03-2461-600 CERTIFICATE #: 2021-1165

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: July 24, 2003 to and including July 24, 2023 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: July 28, 2023

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

July 28, 2023

Tax Account #: **03-2461-600**

1. The Grantee(s) of the last deed(s) of record is/are: **KHANG NGUYEN HOANG**  
**By Virtue of Personal Representative's Deed recorded 2/28/2014 in OR 7140/1053**
  
2. The land covered by this Report is: **See Attached Exhibit "A"**
  
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
  - a. **Lien in favor of City of Pensacola recorded 09/04/2015 – OR 7402/1575**
  - b. **Lien in favor of City of Pensacola recorded 09/28/2015 – OR 7412/415**
  
4. Taxes:  
  
**Taxes for the year(s) NONE are delinquent.**  
**Tax Account #: 03-2461-600**  
**Assessed Value: \$36,120.00**  
**Exemptions: NONE**
  
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** \_\_\_\_\_ **NOV 1, 2023**

**TAX ACCOUNT #:** \_\_\_\_\_ **03-2461-600**

**CERTIFICATE #:** \_\_\_\_\_ **2021-1165**

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2022</u> tax year.

**KHANG NGUYEN HOANG**  
**900 KENNY DR**  
**PENSACOLA, FL 32504**

Certified and delivered to Escambia County Tax Collector, this 28<sup>th</sup> day of July, 2023.

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT**

**July 28, 2023**

**Tax Account #:03-2461-600**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT NW COR OF LT 93 FIRST ADDITION TO OAKHURST PB 3 P 5 S ALG W LI OF LT 608  
41/100 FT TO SW COR OF LT E ALG S LI OF LT 180 FT N ALG E LI OF LT 93 320 FT TO PT ON E  
LI OF LT W 120 FT TO A PT N 287 75/100 FT TO N LI OF LT W 60 FT TO POB FIRST ADDITION  
TO OAKHURST PB 3 P 5 OR 7140 P 1053**

**SECTION 31, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 03-2461-600(1123-69)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY.**

Prepared by and Return to:  
Charlyne Kilpatrick, an employee of  
First American Title Insurance Company  
810 Scenic Highway  
Pensacola, Florida 32503  
(877)309-7217  
File No.: 1005-3093235

### **PERSONAL REPRESENTATIVE'S DEED**

This Indenture made on **February 27, 2014**, by and between

**Theresa Lynn White, aka Theresa Shows White**, as Personal Representative of the Estate of **Bobby L. Shows**, deceased

whose address is: P.O. Box 7430, Pensacola, FL 32534  
hereinafter called the "Grantor", and

**Khang Nguyen Hoang, an unmarried man**

whose address is 900 Kenny Drive, Pensacola, FL 32504  
hereinafter called the "Grantee":

**Witnesseth:** Grantor(s), pursuant to the terms of decedents Will and in consideration of the sum of One Dollar (\$1.00) paid to Grantor(s) by Grantee(s) receipt of which is acknowledged, grants, bargains and sells to Grantee(s) and Grantee(s) heirs and assigns forever, the real property in **Escambia, County, Florida**, described as:

**PARCEL 1:**

BEGIN AT THE NORTHWEST CORNER OF LOT 93 OF THE FIRST ADDITION TO OAKHURST, A SUBDIVISION OF THE NORTH HALF OF THE NORTH HALF OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 3 AT PAGE 5 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AND RUN THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 93, A DISTANCE OF 608.41 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 93; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 93, A DISTANCE OF 180 FEET; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 93, A DISTANCE OF 320 FEET TO A POINT ON THE EAST LINE OF SAID LOT 93; THENCE WEST, A DISTANCE OF 120 FEET TO A POINT; THENCE NORTH 287.75 FEET, TO THE NORTH LINE OF SAID LOT 93; THENCE WEST, A DISTANCE OF 60 FEET BACK TO THE POINT OF BEGINNING.

**PARCEL 2:**

LOT 91, FIRST ADDITION TO OAKHURST, LESS THE NORTH 200 FEET OF THE WEST 158 FEET, A SUBDIVISION OF THE NORTH HALF OF NORTH HALF OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 3 AT PAGE 5 OF ESCAMBIA COUNTY, FLORIDA.  
LESS RIGHTS OF WAY OF RECORD.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 100.00 FEET OF THE NORTH 300.00 FEET OF THE WEST 158.00 FEET OF LOT 91, FIRST ADDITION TO OAKHURST, A SUBDIVISION OF A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, AS RECORDED IN PLAT BOOK 3 AT PAGE 5, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION RECORDED IN OFFICIAL RECORDS BOOK 4669, PAGE 452.

Parcel Identification Number: **311530-1000-002-093 and 311530-1000-004-091**

**SUBJECT** to covenants, restrictions, easements of record and taxes for the current year.

**Together** with all and singular the tenements, hereditaments, and appurtenances belonging or in anywise appertaining to the real property.

**To Have And To Hold** the same to Grantee(s), and Grantee's heirs and assigns, in fee simple forever.

**And** Grantor(s) do covenant to and with the Grantee(s) and Grantee's heirs and assigns, that in all things preliminary to and in and about this conveyance, the terms of decedents Will and the laws of the State of Florida have been followed and complied with in all respects.

**In Witness Whereof**, the undersigned, as personal representative of the estate of said decedent, has executed this instrument under seal on the date aforesaid.

*Charlyne Kilpatrick*  
\_\_\_\_\_  
Witness Signature  
Charlyne Kilpatrick

*Theresa Lynn White aka Theresa Shows White, Personal Representative*  
\_\_\_\_\_  
Theresa Lynn White, aka Theresa Shows White, as  
Personal Representative  
of the Estate of Bobby L. Shows

Print Name: \_\_\_\_\_  
*Haven Miller*  
\_\_\_\_\_  
Witness Signature  
Print Name: Haven Miller



State of **Florida**

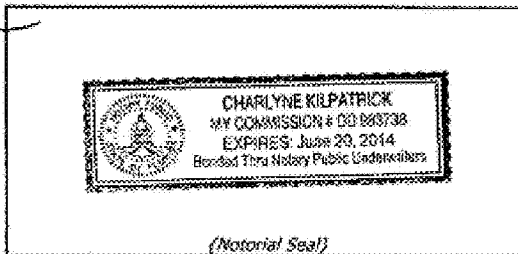
County of **Escambia**

**THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED** before me on **February 27, 2014**, by **Theresa Lynn White, aka Theresa Shows White**, as Personal Representative of the Estate of **Bobby L. Shows**, deceased, who is personally known to me or who has produced a valid driver's license as identification.

*Charlyne Kilpatrick*  
Notary Public

\_\_\_\_\_  
(Printed Name)

My Commission expires: \_\_\_\_\_



This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

**LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19,  
4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following  
described real property located in Pensacola, Escambia County, Florida, to-wit:

HOANG, KHANG N  
7300 Block Martinique Dr

Lot 91 1<sup>st</sup> addn Oakhurst S/D

in the total amount of \$219.00(Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 16th day of June, 2015. Said lien shall be equal in  
dignity to all other special assessments for benefits against property within the City.

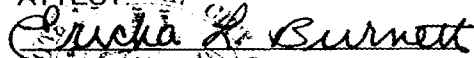
DATED this 26th day of August, 2015

THE CITY OF PENSACOLA  
a municipal corporation



BY:  
ERIC W. OLSON  
CITY ADMINISTRATOR

ATTEST THE



CITY CLERK

(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 1<sup>st</sup> day of  
September, 2015, by Eric W. Olson, City Administrator of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. He is personally known to me and did/did  
not take an oath.

BETTY A. ALLEN  
Commission # EE 139747  
Expires October 20, 2015  
Notary Public, Escambia County, Florida

  
NOTARY PUBLIC

This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

**LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19,  
4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following  
described real property located in Pensacola, Escambia County, Florida, to-wit:

HOANG, KHANG NGUYEN  
2028 University St

Lot 1 Block C College Park

in the total amount of \$219.00(Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 8th day of July, 2015. Said lien shall be equal in dignity  
to all other special assessments for benefits against property within the City.

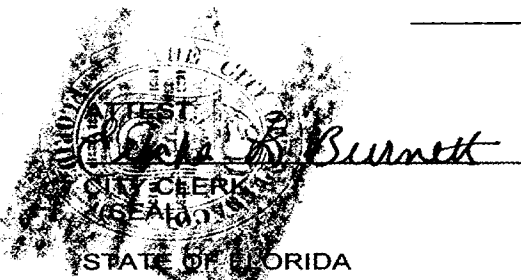
DATED this 22nd day of September, 2015

THE CITY OF PENSACOLA  
a municipal corporation



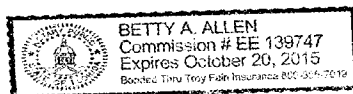
BY:

ERIC W. OLSON  
CITY ADMINISTRATOR



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 24<sup>th</sup> day of  
September, 2015, by Eric W. Olson, City Administrator of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~  
not take an oath.

  
NOTARY PUBLIC